



HUNTERS[®]
HERE TO GET *you* THERE

23 Narrowways Road, St Werburghs, Bristol, BS2 9XB

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Guide Price £300,000

****LOOK AT THE GARDEN!!**** Are you ready for a big project?? A great investment rarely available in this location with so much potential to add value. Chain Free and ready for works and improvements. The garden is the wow factor with so much space and several outhouses. Sitting in a quiet no through road with Tesco & Ikea on the doorstep. Internally boasting two reception rooms, kitchen, lean to on the ground floor, two double bedrooms and a shower room upstairs, along with a modern boiler for heating. Please call to arrange a visit.

- Huge Garden!
- Popular Location
- Quiet No Through Road
- So Much Potential!
- Refurbishment Project
- Outhouses
- M32 Access
- Eastville Retail Park on the Doorstep
- City Farm Nearby
- Cafe, Pubs & Park within Walking Distance

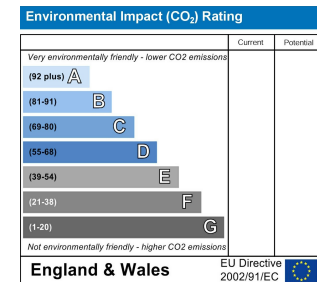
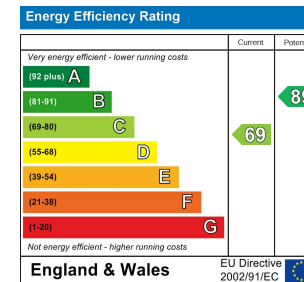
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2 BED MID TERRACE

TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FRONT DOOR

With obscure glazed windows and aluminium frame opening into

ENTRANCE HALL

Radiator, stairs to first floor, under stairs storage, doors to

LOUNGE

11'3" x 10'2"
Double glazed window to front, fireplace, radiator, opening into

DINING ROOM

12'0" x 10'1"
Window to rear, fireplace, radiator

KITCHEN

12'2" x 5'3"
Wall and base old units with work surface over, sink and drainer, space for appliances, door into

LEAN TO

8'9" x 4'11"
Window to rear, work surface, door into

OUTHOUSE

Lobby with door to back garden and door to storage shed

STAIRS

Leading to first floor landing with loft access and doors to

SHOWER ROOM

7'8" x 5'10"
Fully tiled. Shower cubicle, wc, wash hand basin, double glazed window to rear, radiator

BEDROOM ONE

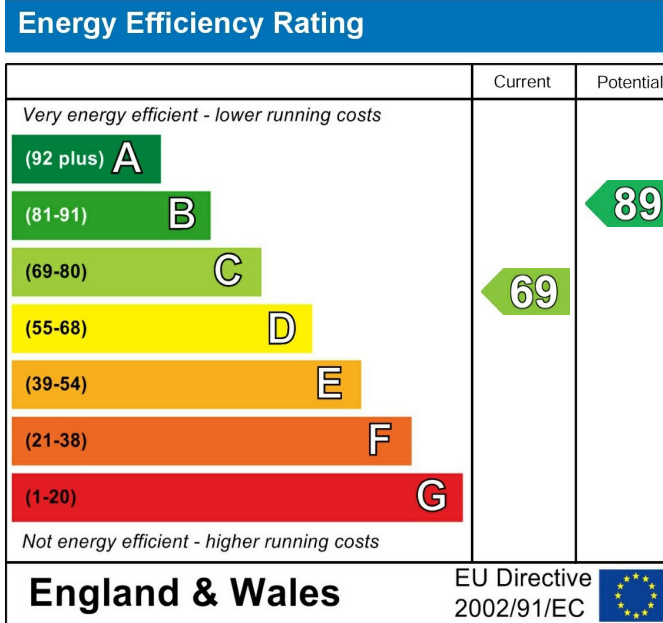
13'5" x 12'0"
Three double glazed windows to front, radiator

BEDROOM TWO

11'4" x 9'7"
Double glazed double opening window to rear overlooking garden, wall mounted combination boiler for heating

GARDEN

Huge sunny garden with lawn, pond and plenty of potential and planting space, brick outhouses, sheds and green house

SHEDS

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









